

[Title 19 ZONING](#)

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**Chapter 19.60 C-V COMMERCIAL ZONE**[19.60.010 Purpose of provisions.](#)[19.60.020 Permitted uses.](#)[19.60.030 Conditional uses.](#)[19.60.040 Board of health approval.](#)[19.60.050 Building height.](#)[19.60.060 Lot area, coverage and yard requirements.](#)[19.60.070 Maximum coverage.](#)[19.60.080 Natural hazards.](#)[19.60.090 Grading--Permit required.](#)[19.60.100 Natural vegetation.](#)[19.60.110 Building materials.](#)[19.60.120 Canyon areas--Special provisions applicable.](#)[19.60.130 Canyon areas--Lot area, width and slope.](#)[19.60.140 Canyon areas--Yards.](#)[19.60.150 Canyon areas--Building height.](#)[19.60.160 Canyon areas--Maximum density.](#)[19.60.170 Canyon areas--Off-street parking.](#)[19.60.180 Canyon areas--Utilities.](#)[19.60.200 Lots of record.](#)**19.60.010 Purpose of provisions.**

The purpose of the C-V zone is to provide for areas in appropriate locations where commercial centers providing for the needs of tourists and travelers may be established, maintained and protected, subject to conditional use approval by the planning commission. The regulations of this zone are designed to encourage the provision of transient housing facilities, restaurants, service stations, and other commercial activities providing for the convenience, welfare or entertainment of the traveler. (Prior code § 22-26A-1)

#### **19.60.020 Permitted uses.**

Permitted uses in the C-V zone include:

- A. Accessory uses customarily incidental to a conditional and permitted use;
- B. Agriculture.

(§ 1 (part) of Ord. passed 2/1/84; prior code § 22-26A-2)

#### **19.60.030 Conditional uses.**

Conditional uses in the C-V zone include:

- Antique shop without outside display;
- Any other establishment for the service of visitors, determined by the planning commission to be of the same general character as the above uses;
- Art gallery;
- Automobile service station, campground and travel trailer park;
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Class A beer outlet;
- Class B beer outlet;
- Class C fireworks store;
- Handicraft shop;
- Mobile store provided it meets the following requirements:
  - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
  - B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property,
  - C. Compliance with the sign ordinance,
  - D. The structures comply with the yard requirements of the zone,
  - E. The mobile store including display area shall not be located within the clear view of intersecting streets,
  - F. Written approval from the property owner to locate on the site;
- Public or quasi-public use;
- Recreation, commercial;
- Restaurant; drive-in refreshment stand;
- Restaurant liquor license;
- Shared parking;
- State-approved liquor and/or beer outlet on state-owned property;
- Tourist court; motel; motor hotel.

(Ord. 1416 § 2 (part), 1998; Ord. 1256 § 3, 1993; Ord. 1198 § 7 (part), 1992; Ord. 1170 § 6 (part), 1991; Ord. 1042 § 3 (part), 1988; 1986 Recodification; (part) of Ord. passed 4/22/82; prior code § 22-26A-3)

#### **19.60.040 Board of health approval.**

Prior to issuance of a conditional use permit or site plan approval for all uses, regardless of size or number of units, the applicant shall receive the written

approval of the board of health certifying that all health requirements have been satisfied and that the proposed construction will not damage the natural watershed. In addition, developments of more than nine lots or more than nine units shall receive the written approval of the State Division of Health certifying the culinary water system and the sewerage system. All approvals shall be in accordance with the regulations of the State Division of Health relating to culinary water supply and wastewater disposal. (Ord. 1473 (part), 2001: Prior code § 22-26A-6(2))

#### **19.60.050 Building height.**

No building or structure in the C-V zone shall exceed three stories or thirty-five feet in height. (Prior code § 22-26A-4)

#### **19.60.060 Lot area, coverage and yard requirements.**

The following minimum requirements shall be observed in the C-V zone, except where increased for conditional uses:

Lot Area (Sq. Ft.)	Lot Coverage (Max Percent)	Yard in Feet		
		Front	Side	Rear
10,000	40	20	None except when abutting an R zone and then not less than 25 feet	10 feet except when abutting an R zone then not less than 25 feet

(Prior code § 22-26A-5)

#### **19.60.070 Maximum coverage.**

In the C-V zone, the maximum coverage for the aggregate of all buildings, paved surfaces and graded areas shall be twenty-five percent of the site area. (Prior code § 22-26A-6 (part))

#### **19.60.080 Natural hazards.**

In the C-V zone, construction of permanent structures is not permitted in areas subject to hazards such as floods, landslides and avalanches. (Prior code § 22-26A-6(1))

#### **19.60.090 Grading--Permit required.**

In C-V zones, to eliminate the possibility of erosion and unsightly scars on the mountain slopes, cut-and-fill shall be controlled by standards adopted by the planning commission, which are based on slope and grade analysis, for construction of access roads, private rights-of-way, and building sites. All cut-and-fill surfaces shall be replanted and maintained to negate the possibility of erosion and scarring. All grading shall also comply with the requirements of the Uniform Building Code as adopted in Chapter 15.08, Uniform Building Code. (Ord. 1392 § 6, 1997: prior code § 22-26A-6(4))

#### **19.60.100 Natural vegetation.**

Natural vegetation shall not be removed in the C-V zone unless the site plan and the plan for vegetation clearing is approved by the planning commission for conditional uses, or the development services division director for permitted uses, subject to all the provisions of this chapter. (Ord. 982 § 18, 1986: prior code § 22-26A-6(5))

#### **19.60.110 Building materials.**

In the C-V zone, buildings shall be designed to preserve the natural beauty of the canyon area. Only those building materials which will blend harmoniously into the natural environment shall be permitted. The use of wood, stone and other harmonious materials is encouraged, and the use of bland, unpainted concrete blocks and unpainted metal is prohibited on exterior surfaces. (Prior code § 22-26A-6(3))

#### **19.60.120 Canyon areas--Special provisions applicable.**

Developments in the C-V zone located in canyon areas of the county shall be subject to the provisions of Sections 19.10.040 through 19.10.170 of this title, and as set out in Sections 19.60.130 through 19.60.180 of this chapter. (Prior code § 22-26A-6 (part))

#### **19.60.130 Canyon areas--Lot area, width and slope.**

In C-V zones, the minimum lot area shall be one-half acre. The minimum width of any lot shall be one hundred feet. Construction is not permitted where the slope exceeds thirty percent. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent unless, after review by the planning commission, it is determined that:

- A. Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter; and
- B. The environment and aesthetics of the area will not be significantly affected. (Ord. 980 § 1, 1986: prior code § 22-26A-6 (part))

#### **19.60.140 Canyon areas--Yards.**

In the C-V zone, because of the unique nature of the topography and climatic conditions of the canyon areas, the side, rear and front yard requirements will be determined on an individual basis by the planning commission for conditional uses, and by the development services division director for single-family dwellings. (Ord. 982 § 17, 1986: prior code § 22-26A-6 (part))

#### **19.60.150 Canyon areas--Building height.**

A. In the C-V zone, the unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the canyons defy uniform regulations, and require that the heights of structures be determined on an individual basis. Maximum and minimum heights of all conditional uses shall be determined by the planning commission based on a careful analysis of the following:

1. Natural setting;
2. Relationship to other structures and open spaces;
3. Contour intervals and topographic features;
4. Height, density and type of vegetation;
5. Scenic vistas;
6. Other elements deemed appropriate to ensure that the provisions of Section 19.10.010 are met.

B. Except as otherwise specifically provided in this Title no single family dwelling shall exceed the following height:

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the single-family dwelling. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less,

around the foundation line of the single-family dwelling. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.

2. Thirty-five feet on other properties;

3. No single-family dwelling structure shall contain less than one story. (Ord. 1237 § 4 (part), 1993; Ord. 1102 § 25, 1990; prior code § 22-26A-6 (part))

#### **19.60.160 Canyon areas--Maximum density.**

In the C-V zone, the maximum density for residential dwelling units, except single-family dwellings, shall be as follows:

Zone	Maximum Density
FM-10	10 dwelling units or 20 guestrooms per net developable acre
FM-20	20 dwelling units or 40 guestrooms per net developable acre

(Prior code § 22-26A-6 (part))

#### **19.60.170 Canyon areas--Off-street parking.**

In the C-V zone, for conditional uses the planning commission shall determine the number of parking spaces required. For permitted uses, the planning and development services division director shall determine the number of parking spaces required. However, the minimum requirements of Chapter 19.80 shall be provided, except that for hotels and resort hotels, one-half parking space shall be provided for each guestroom. The planning commission may modify the requirements of Sections 19.80.060 through 19.80.120. (Ord. 1473 (part), 2001; Ord. 982 § 19, 1986; prior code § 22-26A-6(6))

#### **19.60.180 Canyon areas--Utilities.**

In the C-V zone, all utilities shall be placed underground. (Prior code § 22-26A-6(7))

#### **19.60.200 Lots of record.**

The planning commission for conditional uses and the development services director for permitted uses may waive the slope requirements of this chapter for legal lots of record and subdivisions in the C-V zone which were approved by the planning commission prior to the enactment of the ordinance from which this section derives if such waiver would not be injurious to health, safety and the general public welfare of the inhabitants of Salt Lake County and is consistent with the purpose of this title. (Ord. 980 § 2, 1986; prior code § 22-26A-9)

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